

# City of Alexandria Development Fact Sheet

## Old Town / King Street Retail Strategy

### 912-920 King Street

DSUP2019-0032

#### PROJECT DESCRIPTION

A Development Special Use Permit (DSUP) has been requested to construct a four-story building with 30 multifamily dwelling units and ground-floor retail on King Street.

The site is the location of a current City-owned parking lot that is under contract for redevelopment from Galena Properties after an RFP process.

- The proposal features a 10-foot-wide publicly accessible pedestrian alley directly to the east of the building
- Residential units are on the upper floors and will feature rooftop open space
- The ground floor of the rear building will feature flexible units that can serve as small business spaces or residential units
- Parking spaces are provided in the 116 S. Henry Street project across Patrick Street
- The project is located within the Old and Historic Alexandria District and subject to review by the BAR



#### KEY ISSUES

- > Scale, massing and relation of the proposed building to the adjacent blockface
- > Design at the ground level, including the retail storefronts, pedestrian alley and flexible “live-work” units
- > Consistency with the proposal submitted to the City as part of the RFP for the parking lot site



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<b>Site Address:</b> 912-920 King Street		<b>Lot Area:</b> 0.35 acres (15,050 SF)
<b>Zone:</b> KR (King Street Urban Retail) <b>Small Area Plan:</b> Old Town / King Street Retail Strategy		<b>Current Use(s):</b> Parking lot <b>Proposed Use(s):</b> Multifamily residential and retail
	<b>Permitted/Required</b>	<b>Proposed</b>
<b>FAR</b>	2.5 with SUP	<b>2.5</b>
<b>Parking</b>	28-32 spaces for residential parking Retail spaces exempt from requirement	<b>Required spaces provided at 116 S. Henry St. site</b>
<b>Open Space</b>	4,500 square feet (based on 30 residential units)	<b>4,502 square feet</b> Including 764 square feet at ground level
<b>Height</b>	50 feet	<b>50 feet</b>
<b>Requested Zoning Modifications and Special Use Permits (SUPs):</b>		
1. SUP for increase in floor area up to 2.5 in KR Zone		
2. SUP for a parking reduction to allow for off-site parking		
3. SUP for a modification to the loading requirements		
4. Modification to canopy coverage requirement		

## PROJECT TIMELINE

- > **Spring 2020.** BAR Concept Review.
- > **April 2020.** Second Completeness review pending.
- > **September 2020.** Project is presented to Planning Commission and City Council (tentative).

## CONTACT INFORMATION

### Project Planner

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